

**Washington State Department of Corrections
Major Project Status Report to OFM
June 2010**

Agency Number: 310

Agency: Department of Corrections

Project Number: 98-2-011

Institution: Coyote Ridge Corrections Center (CRCC)

Project Title: DESIGN AND CONSTRUCT MEDIUM SECURITY FACILITY

Bill Reference(s): Laws of 2003, Chapter 26, Section 246
Laws of 2005, Chapter 488, Section 252
Laws of 2006, Chapter 371, Section 124
Laws of 2007, Chapter 520, Section 2054
Laws of 2008, Chapter 328, Section 2014
Laws of 2009, Chapter 497, Section 2041

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Project Description: This project expanded the existing 600-bed, minimum camp, Coyote Ridge Corrections Center (CRCC), located in Connell, by constructing 2,048 medium-security beds along with associated support space and infrastructure. The 2005 Legislature authorized the Department of Corrections (DOC) to add 1,280 medium-security beds at CRCC. To provide additional beds the 2006 Legislature provided funding to construct two more housing units, increasing the project to 1,792 beds. Then the 2007 Legislature provided funding to complete the project with the addition of the last 256-bed housing unit. The Department completed the project as a single-phase 2,048-bed medium security facility.

Off-site work installed a new access road, new gas and electric service, and new water and sewer service from the city of Connell. In addition to extending utilities to the site, DOC and the city agreed to expand Connell's water supply and sewage treatment plant to meet the needs of the increasing offender population. Proactive planning by DOC and Connell several years ago reserved DOC's water rights to ensure an adequate water supply for the expansion.

This project utilized the alternative public works method of Design-Build contracting. The Request for Proposals (RFP) encouraged the Design-Build firms to propose construction materials and methods to maximize economies and efficiencies. The RFP allowed many different construction materials, providing that the proposed materials met the specified security requirements.

Square feet: 578,398

Scope Changes: The 2006 Legislature approved \$50,000,000 for two additional 256-bed, medium-security housing units, ancillary support space, and the infrastructure necessary to support the additional beds. Then DOC included the increased scope of work by addendum within the original Request for Proposals (RFP). The RFP due date remained the same; however, the additional design and construction work extended the project by six (6) months.

The 2007 Legislature approved \$13.7 million for the construction of the final 256-bed Housing Unit. Because this unit is a duplication of the other three hybrid housing units, DOC issued a

change order to the Design-Builder for the work. Due to several cost-saving initiatives, DOC proposed to the 2008 Legislature and received approval to transfer \$12.2 million to the WSP North Close Project.

The Office of Financial Management issued a contract to DOC for the installation of Green Power Generation equipment (solar panels) on the roof of the Warehouse. The Department issued a change order for approximately \$870,226 to the Design-Builder for the installation of this system.

The project included construction of Correctional Industries (CI) space. At the time the RFP was developed, CI had not yet identified what industries to locate at Coyote Ridge. The RFP required the Design-Builder to construct a building shell for CI. The Department identified two CI programs in October 2006, calling for the design and construction of a Satellite Food Factory and CI Laundry operation in the building. The Design-Builder completed design for the tenant improvements to accommodate the Food Factory and Laundry. Then DOC executed a change order with the Design-Builder to construct these tenant improvements. The Design-Builder was required to bid competitively for sub-contractor work for the tenant improvements.

In addition to the tenant improvements to the CI Building, the Warehouse required additional dry storage, cooler, and freezer space, so DOC issued a change order to the Design-Builder to make these changes to accommodate the food factory as well as changes necessary for the textile industry that will occupy the CI Building.

In early 2009, DOC identified the need for additional ammunition storage and a pedestrian shelter. The Department is completing this work as a Small Works Roster project.

Later in 2009, DOC identified textile manufacturing as the third industry for the CI Building. The Department is doing the tenant improvements needed for the textile operations as a traditional Design-Bid-Build project.

Due to budget shortfalls in 2010, the state closed the Ahtanum View Corrections Center (AVCC) in Yakima, and transferred the population to CRCC. The AVCC population is comprised of special needs offenders due to age, injury, or illness. Because of this, the Department needs to modify the health care area by adding some short-term overnight stay beds. The project to make these modifications is under design, with a bid date in late June 2010.

Project Total Cost:

Phase	Biennium	Appropriation	Amount
Land	01-03	A44R	\$ 25,336
Land	01-03	F25	\$ 562,521
Land	05-07	A44R	\$ 53,703
Land	05-07	H00	\$ 273,936
Land	09-11	H00R	\$ 37,292

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Pre-Design/EIS	97-99	A44	\$ 274,352
Pre-Design/EIS	99-01	A44R	\$ 460,578
Pre-Design/EIS	01-03	A44R	\$ 33,117
Pre-Design/EIS	01-03	F25	\$ 169,908
Pre-Design/EIS	03-05	A44B	\$ 102,789
Pre-Design/EIS	05-07	A44R	\$ 653,798
RFP/Construction QA	05-07	H00	\$ 2,844,090
RFP/Construction QA	07-09	H00R	\$ 1,821,276
RFP/Construction QA	09-11	H00R	\$ 207,357
Design/Build	05-07	H00	\$ 83,418,682
Design/Build	05-07	A44R	\$ 73,029
Design/Build	07-09	H00R	\$ 122,129,171
Design/Build	07-09	I00	\$ 15,867
Design/Build	07-09	OFM	\$ 870,227
Design/Build	09-11	H00R	\$ 260,193
Design	09-11	I00R	\$ 60,660
Construction	07-09	H00R	\$ 7,728,462
Construction	07-09	I00	\$ 322,151
Construction	09-11	H00R	\$ 1,773,831
Construction	09-11	I00	\$ 841,953
Other	97-99	A44	\$ 37,600
Other	99-01	A44R	\$ 49,689
Other	01-03	A44R	\$ 24,180
Other	01-03	F25	\$ 22,537
Other	03-05	A44B	\$ 49,009
Other	05-07	A44R	\$ 70,307
Other	05-07	H00	\$ 1,548,739
Other	07-09	H00R	\$ 5,893,290
Other	09-11	H00R	\$ 1,271,038
Other	09-11	I00	\$ 39,369
Total			\$ 233,812,680

Schedule:

	Budget Schedule	Actual/Forecast	Variance (Weeks)
Pre-Design Complete	10/15/00	10/15/00	0
Start Design	8/15/05	8/15/05	0

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Facility Expansion Design-Build Bid Date	4/15/06	4/15/06	0
Notice to Proceed	5/26/06	5/15/06	-2
50 Percent Complete	9/15/07	7/15/07	-9
Substantial Completion	10/31/08	12/31/08	9
Final Acceptance	12/31/08	5/31/09	22
Administrative Bldg Bid Date	10/23/08	10/23/08	0
Notice to Proceed	11/20/08	11/20/08	0
50 Percent Complete	2/1/09	2/1/09	0
Substantial Completion	4/19/09	4/28/09	1
Final Acceptance	6/19/09	6/19/09	0
Pedestrian Shelter & Ammunition Storage Bid Date	5/7/09	5/7/09	0
Notice to Proceed	6/1/09	6/1/09	0
50 Percent Complete	7/15/09	7/15/09	0
Substantial Completion	9/1/09	9/4/09	0
CI Textile Tenant Improvements Bid Date	5/28/09	5/28/09	0
Notice to Proceed	6/11/09	6/11/09	0
50 Percent Complete	8/13/09	8/13/09	0
Substantial Completion	10/15/09	11/5/09	3
Overnight Stay Bed Bid Date	7/1/10	7/1/10	0
Notice to Proceed	7/15/10	7/15/10	0
50 Percent Complete	9/15/10	9/15/10	0
Substantial Completion	11/15/10	11/15/10	0

Project Status and Discussion of Critical Path for Construction: The Design/Build project was very successful. In order to facilitate the completion of punch list items and a few construction items in the Food Factory, DOC and the design/builder agreed to extend the substantial completion date by 92 days. This allowed punch list work to proceed without the need for DOC to initiate the security measures required inside a prison environment. The Department began populating the facility during the first week of February 2009, as originally planned.

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The Department intentionally delayed the construction of the Administrative Building addition to ensure adequate funds to complete the project. When it became clear that the funds were available, DOC let separate Design-Bid-Build contracts for this work. Except for a granted 10-day weather delay, the contractor completed the project on time.

The ammunition storage building, pedestrian shelter and the CI textile tenant improvements projects have reached been completed.

Following completion, DOC submitted the project to the *United States Green Building Council* (USGBC) for LEED® Certification. On October 29, 2009, DOC received notification that CRCC received a LEED® Gold certification for the entire campus of 21 buildings. This is the first time an *entire* prison campus in the US achieved any level of LEED® certification.

The city of Connell has completed the necessary water system improvements and expansion to their wastewater treatment plant. The city is completing the upgrade to their sewage lift station before all improvements are complete.

Contract Award History:

A/E Agreement	Amount	Construction Contract	(Excluding Sales Tax)
Siting/Pre-Design Agreements	\$ 1,236,385		
Bridging Documents (RFP)	\$ 110,700	Facility Expansion (Design-Build) Bid Award Amount	\$ 159,928,525
QA/QC Amendments	\$ 2,864,357	Change Orders*	\$ 30,909,740
Pending Changes	\$ 0	Pending Changes	\$ 0
Total	\$ 2,975,057	Total	\$ 190,969,458
Current Design Contingency	\$ 0	Off-Site Utilities Amount	\$ 7,755,983
Testing	\$ 933,481	Pending Changes	\$ 0
		Total	\$ 7,755,983
Off-Site Design & CA Agreements	\$ 963,942	Administrative Bldg Addition Bid Award Amount	\$ 1,022,700
		Pending Changes	\$ 0
		Total	\$ 1,022,700
		Pedestrian Shelter & Ammunition Storage	\$ 54,090
		Pending Changes	\$ 0

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		CI Textile Tenant Improvements	\$ 463,313
		Pending Changes	\$ 0
		Current Construction Contingency	\$ 0
Overnight Stay Beds Design & CA	\$ 60,660	Overnight Stay Beds	\$ 0
		Pending Changes	\$ 0
		Total	\$ 0

* The project has had two major scope changes:

1. The addition of the final housing unit (\$11,600,000)
2. The warehouse addition and tenant improvements for Correctional Industries (\$12,000,000)

The project had only one change order issued for \$55,000 for an omission to the RFP documents.

Potential for Project Cost Overruns/Claims: None

Discussion of Project Quality: This project earned national recognition as a model Design-Build project of excellent quality and construction. The project team focused on ensuring successful management of quality control and quality assurance. The Design-Build team immediately corrected the few deficiencies found. The designer, testing firm, building department, subcontractors, and owner's representatives all provide oversight and assistance to ensure pro-active identification of potential problems and deal with them before they become issues.

The separate Design-Bid-Build contracts for the Administration Building Addition Project and Textile Operations Tenant Improvements were also trouble-free and completed with high quality workmanship.

Project Photographs: See on following page.

Coyote Ridge Corrections Center Site

